

Item:	_____
Fiscal Impact:	_____ N/A
Funding Source:	_____ UTA
Account No:	_____ N/A

ISSUE:

Approve a resolution to authorize condemnation to acquire a portion of several properties owned by Heartland West Valley Commercial Limited Partners II located north of City Hall along Constitution Boulevard (2700 West) at approximately 3550 South for Light Rail.

SYNOPSIS:

UTA is currently attempting to negotiate the purchase of several portions of larger parcels from Heartland West Valley Commercial Limited Partners II including: a 854 square foot acquisition, a 6,496 square foot acquisition, a 6,624 square foot acquisition, and a 1,008 square foot acquisition. In addition, an easement for the Rocky Mountain Power lines located overhead is needed as the power lines are restructured and moved back, including: 805 square feet, 1,742 square feet, 1,760 square feet, and 920 square feet. Major tenants include US Bank, Toys R Us and Staples. At present, negotiations have been halted at the property owners' request. Heartland would like to go to court. This resolution is requested to move this process along as quickly as possible.

BACKGROUND:

This property is one of the properties from which property will be purchased for the light rail along 2700 West. Intersection offsets, the deceleration lane access into the property, and the turn into the City Center Station necessitate the purchase of these properties. The Rocky Mountain Power easement is also a concern for the property owner since it restricts building height.

Properties are as follows:

1. Parcel Number: 15-33-129-027 – 3550 S. Constitution Blvd.
2. Parcel Number: 15-33-129-028 – 3560 S. Constitution Blvd.
3. Parcel Number: 15-33-129-038 – 2785 W. 3500 S.
4. Parcel Number: 15-33-129-040 – 3580 S. Constitution Blvd.

RECOMMENDATION:

Approve resolution.

SUBMITTED BY:

Richard Catten, City Attorney
John M. Janson, Planning Director